

**AGENDA  
PLANNING COMMISSION MEETING  
Chula Vista, California**

**Council Chambers  
276 Fourth Avenue  
Chula Vista, CA 91910**

**Wednesday, August 13 , 2003, 6:00 p.m.**

---

**CALL TO ORDER:** *Hall*\_\_\_ *Madrid*\_\_\_ *O'Neill*\_\_\_ *Cortes*\_\_\_ *Castaneda*\_\_\_ *Hom*\_\_\_  
*Felber*\_\_\_

**ROLL CALL/MOTIONS TO EXCUSE**

**PLEDGE OF ALLEGIANCE and MOMENT OF SILENCE**

**INTRODUCTORY REMARKS**

**ORAL COMMUNICATIONS**

Opportunity for members of the public to speak to the Planning Commission on any subject matter within the Commission's jurisdiction but not an item on today's agenda. Each speaker's presentation may not exceed three minutes.

- 1. PUBLIC HEARING: PCC 03-80; Conditional Use Permit proposal to allow a dwelling group consisting of three single-family dwelling units in the R-1-5P Zone, at 1198 Alpine Avenue.**

The applicant has requested an extension and staff is recommending a continuance to the September 10, 2003 Planning Commission meeting.

- 2. PUBLIC HEARING: Zoning Ordinance Amendment PCA 03-10, a proposal to amend Chapter 19.60 and various other sections of the Chula Vista Municipal Code regulating signs on private property within the City of Chula Vista. Applicant: City of Chula Vista.**

Project Manager: John Schmitz, Principal Planner

3. **PUBLIC HEARING:** Consideration of applications involving two sites: 1.) a 10-acre site located west of Duncan Ranch Road, north of Proctor Valley Road within Rolling Hills Ranch Neighborhood 7, and 2.) the southern boundary between the parcel designated in the SPA as "Community Park" and the immediately adjacent CPF site within Neighborhood 8.

a. GPA 03-03 amendments to the Chula Vista General Plan Land Use Diagram in order to: 1.) change the existing land use designation from Low Density Residential (0-3 du/ac) to Low-Medium Density Residential (3-6 du/ac) in Neighborhood 7.

b. PCM 03-24; amendments to the Salt Creek Ranch General Development Plan, Salt Creek Ranch Sectional Planning Area Plan and Salt Creek Ranch Planned Community District Regulations and associated documents to change portions of the existing land use designations for parcels within Neighborhood 7 and 8. Applicant: McMillin Development Company.

Project Manager, Jeff Steichen, Associate Planner

4. **PUBLIC HEARING:** PCS 03-13; Consideration of Tentative Subdivision Map to divide approximately 10 acres into 43 single family lots. Applicant: McMillin Development Company.

Project Manager, Jeff Steichen, Associate Planner

#### **BUSINESS:**

Nomination of new representative to serve on GMOC for FY 03-04.

#### **DIRECTOR'S REPORT:**

#### **COMMISSION COMMENTS:**

##### **COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT**

The City of Chula Vista, in complying with the American with Disabilities Act (ADA), requests individuals who require special accommodations to access, attend, and/or participate in a City meeting, activity, or service, request such accommodations at least forty-eight hours in advance for meetings, and five days for scheduled services and activities. Please contact Diana Vargas for specific information at (619) 691-5101 or Telecommunications Devices for the Deaf (TDD) at 585-5647. California Relay Service is also available for the hearing impaired.